

Seller disclosure statement

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- flooding or other natural hazard history
- structural soundness of the building or pest infestation
- current or historical use of the property
- current or past building or development approvals for the property
- limits imposed by planning laws on the use of the land
- services that are or may be connected to the property
- the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign

Part 1 Seller and property details

Seller MICHELLE BANSEN

Property
address
*(referred to as the
property in this
statement)*

5/9 Reilly Road, Nambour QLD 4560

Lot on plan
description

LOT 5 BUILDING UNIT PLAN 4543

Community titles scheme or
BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:

Yes

☒

If **Yes**, refer to Part 6 of this statement for
additional information

No

☐

If **No**, please disregard Part 6 of this statement as it
does not need to be completed

Part 2 Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details

The seller gives or has given the buyer the following

A title search for the property issued under the Land Title Act 1994 ☒ **Yes**
showing interests registered under that Act for the property.

A copy of the plan of survey registered for the property. ☒ **Yes**

**Registered
encumbrances**

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances(excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after settlement. ☐ Yes ☒ No NoteIf the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: the start and end day of the term of the lease: the amount of rent and bond payable: whether the lease has an option to renew: Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is ☐ Yes given, together with relevant plans, if any. Other unregistered agreement in writing (if applicable) Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ Yes ☐ No If Yes, the details of any statutory encumbrances are as follows: All statutory rights relating to water supply, sewerage, drainage, electricity, internet, telephone, and other services passing through or over the property, whether protected by registered or statutory easements, including but not limited to any infrastructure or public authority rights identified in this Form 2, including Annexures.
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months. ☒ Yes ☐ No If Yes, when was the rent for the premises or each of the residents rooms last increased? (Insert date of the most recent rent increase for the premises or rooms) 28/08/2025 NoteUnder the Residential Tenancies and Rooming Accommodation Act 2008 the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 Land use, planning and environment

WARNING TO BUYER You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

Zoning	The zoning of the property is (Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable): Medium Density Residential
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Transport proposals and resumptions	There are encumbrances not registered on the title that will continue to affect the property after settlement. ☐ Yes ☒ No
	The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No
	If Yes , a copy of the notice, order, proposal or correspondence must be given by the seller.

* *Transport infrastructure* has the meaning defined in the Transport Infrastructure Act 1994. A proposal means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the Environmental Protection Act 1994. ☐ Yes ☒ No
	The following notices are, or have been, given:
	A notice under section 408(2) of the Environmental Protection Act 1994 (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No
	A notice under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No
	A notice under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No

Trees	There is a tree order or application under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 affecting the property. ☐ Yes ☒ No
	If Yes , a copy of the order or application must be given by the seller.

Heritage	The property is affected by the Queensland Heritage Act 1992 or is included in the World Heritage List under the Environment Protection and Biodiversity Conservation Act 1999 (Cwlth). ☐ Yes ☒ No
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Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.
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Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency
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Part 4 Buildings and structures

WARNING TO BUYER The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

Swimming pool	There is a relevant pool for the property. ☐ Yes ☒ No If a community titles scheme or a BUGTA scheme a shared pool is located in the scheme. ☐ Yes ☒ No Pool compliance certificate is given. ☐ Yes ☐ No OR Notice of no pool safety certificate is given. ☐ Yes ☒ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years. ☐ Yes ☒ No A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the Building Act 1975, section 246AG, 247 or 248 or under the Planning Act 2016, section 167 or 168. ☐ Yes ☒ No The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. ☐ Yes ☒ No If Yes, a copy of the notice or order must be given by the seller.
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.

Part 5 Rates and services

WARNING TO BUYER The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates

Whichever of the following applies

The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount

\$ 1,537.40

Date Range: 01/07/2026 to 31/12/2026

Or

The property is currently a rates exempt lot.**

☐

Or

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property

☐

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the Local Government Regulation 2012 or section 112 of the *City of Brisbane Regulation 2012*

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the Local Government Act 2009 or section 95 of the *City of Brisbane Act 2010*.

Water

Whichever of the following applies

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount

\$ 434.71

Date Range: 22/03/2026 to 22/06/2026

Or

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount \$

Date Range:

* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 Community titles schemes and BUGTA schemes

(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

WARNING TO BUYER If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporates expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot. **For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.**

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below) ☒ Yes ☐ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the Land Title Act 1994 or another Act is ☒ Yes Note If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the Body Corporate and Community Management Act 1997, section 205(4) is ☒ Yes ☐ No If No An explanatory statement is given to the buyer that states: ☐ Yes • a copy of a body corporate certificate for the lot is not attached; and • the reasons under section 6 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	Statutory Warranties If you enter into a contract, you will have implied warranties under the Body Corporate and Community Management Act 1997 relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below) ☐ Yes ☒ No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the Building Units and Group Titles Act 1980, section 40AA(1) is given to the buyer. ☐ Yes ☐ No If No An explanatory statement is given to the buyer that states: ☐ Yes • a copy of a body corporate certificate for the lot is not attached; and • the reasons under section 7 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures **SELLER**

Signature of seller



14/09/2026, 16:34

Signature of seller

This form is signed by one seller under the authority of all sellers
pursuant to section 97(2)(b) of the Property Law Act 2023.
MICHELLE BANSEN

Name of seller

Date

Date

Signatures **BUYER**

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16209109	Search Date:	09/09/2026 09:05
Date Title Created:	09/12/1981	Request No:	57563291
Previous Title:	12917084		

ESTATE AND LAND

Estate in Fee Simple

LOT 5 BUILDING UNIT PLAN 4543

Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 10645

REGISTERED OWNER

Dealing No: 700546564 10/03/1995

MICHELLE BANSEN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10657085 (POR 135)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Charted: on T.M. Nambour Sh 4

Catalogued:

11-12-81

Building Units and Group Titles Act 1980

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 1)

Regulation 8(1)

Sheet No. 1 of 9 Sheets

Name of Building Units: "GREVILLEA TERRACE"

4543

BUILDING UNITS PLAN No.

Signature of Registered Proprietor:



Lucien
DIRECTOR.
Colyn J. Maan
DIRECTOR SECRETARY

Name of Registered Proprietor:

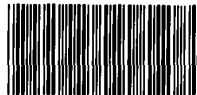
PADASMAR INVESTMENTS PTY. LTD.

Address: c/- Messrs. Poole & Vicca, (Accountants)
David Low Way,
MOOLOOLABA. 4557.

Reference to Title: Volume 2917 Folio 84 /

Description of Parcel: Subdivision 2 of Resubdivision 1 of Subdivision
10 of Resubdivision 2 of Subdivision G of Portion 135 on R.P.
28110 LOT 2 on RP 28110.

County: Canning
Parish: Mooloolah
Town:



BUP4543

CMS10645

Name of Body Corporate:) The Proprietors of
) "Grevillea Terrace"
) Building Units Plan No.

4543

Address at which documents) "Grevillea Terrace"
may be served:) 41 Oxleigh Crescent,
) NAMBOUR. Q. 4560.

Building Units Plan No. 4543

Registered: 1 Dec 1981

Paul Eldon

Registrar of Titles

A. L. Lunn
Shire Clerk
Council of the Shire of Maroochy

CISP

Building Units and Group Titles Act 1980

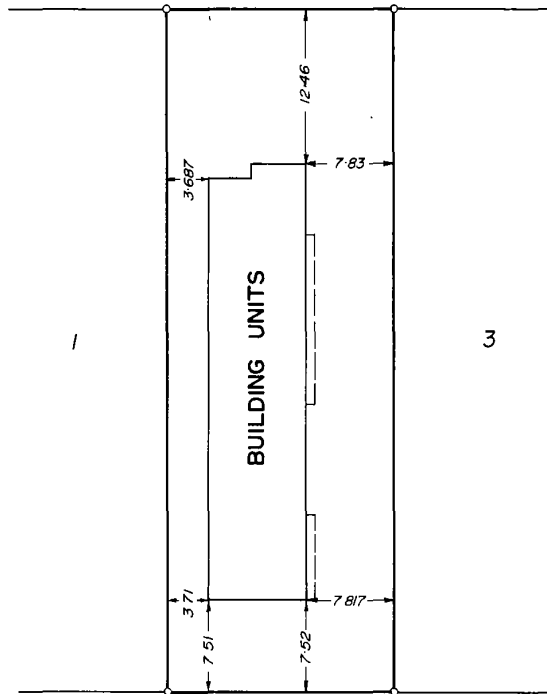
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 1)

Regulation 8(1)

Sheet No. 2 of 9 Sheets

4543



REILLY

RD.

Scale 1:400

Signature of Registered Proprietor



John Moran DIRECTOR
Colleen Moran DIRECTOR SECRETARY

Abdullah
Shire Clerk
Council of the Shire of Maroochy

117-13.

Sh 7

Building Units and Group Titles Act 1980

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 2)

Regulation 8(1)

Sheet No. 3 of 9 Sheets

BUILDING UNITS PLAN NO.

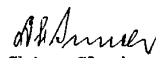
4543

I, MAXWELL LINDSAY IMHOFF of NAMBOUR, Licensed Surveyor
registered under the "Surveyors Act 1977 - 1980" hereby certify
that the building shown on the Building Units Plan to which this
certificate is annexed is within the external surface boundaries
of the parcel the subject of the said plan.

Dated this *EIGHTH* day of *SEPTEMBER* 1981



Licensed Surveyor



Shire Clerk
Council of the Shire of Maroochy

Building Units and Group Titles Act 1980

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 3)

Regulation 8(1)

Sheet No. 4 of 9 Sheets

BUILDING UNITS PLAN NO.

4543

CERTIFICATE OF LOCAL AUTHORITY

The Council of the Shire of Maroochy hereby certifies that the proposed subdivision as illustrated in the above mentioned plan has been approved by the Council of the Shire of Maroochy and that all the requirements of the "Local Government Act 1936 - 1979" as modified by the "Building Units and Group Titles Act 1980" have been complied with in regard to the subdivision.

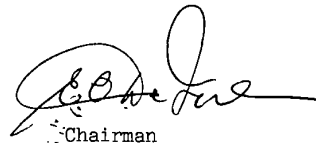
Dated this

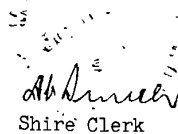
29th

day of

October

1981.


Chairman


Shire Clerk

(Seal)

Council of the Shire of Maroochy

Building Units and Group Titles Act 1980

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 6)

Regulation 8(1)

Sheet No. 5 of 9 Sheets

BUILDING UNITS PLAN NO.

4543

I, GRAHAM BARBER of PALMWOODS
a Building Inspector appointed by the Council of the Shire of Maroochy
hereby certify that the building shown on the building units plan
to which this certificate is annexed has been substantially completed
in accordance with plans and specifications approved by the Council
of the Shire of Maroochy.

Dated this TWENTY-SECOND day of OCTOBER 1981.

Graham Barber.
Building Inspector

Shire Clerk
Shire Clerk
Council of the Shire of Maroochy

Building Units and Group Titles Act 1980

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 8)

Regulation 8(1)

Sheet No. 6 of 9 Sheets

BUILDING UNITS PLAN NO.

4543

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO CURRENT

CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.	
			Volume	Folio
1	A	1	6209	105
2	A & B	1	6209	106
3	A & B	1	6209	107
4	A & B	1	6209	108
5	A & C	1	6209	109
6	A & C	1	6209	110
Aggregate		6		

Signature of Registered Proprietor:



[Signature] DIRECTOR.
[Signature] DIRECTOR-SECRETARY.

[Signature]

Shire Clerk
Council of the Shire of Maroochy

Ms.

Building Units and Group Titles Act 1980

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 9)

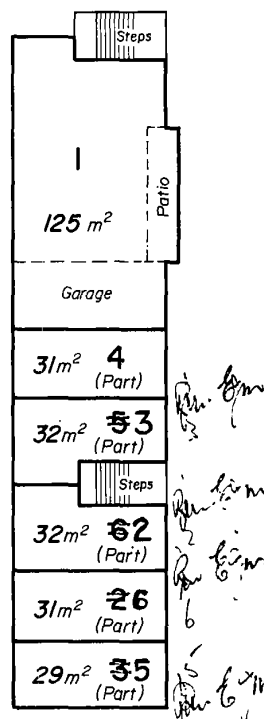
Regulation 8(1)

Sheet No. 7 of 9 Sheets

BUILDING UNITS PLAN NO.

4543

LEVEL A



Amendments in red
were made by me

M. G. Imhoff

27.11.81.

Scale 1:250

Floor areas are approximate only.

Signature of Registered Proprietor:



DIRECTOR.

DIRECTOR-SECRETARY

M. G. Imhoff

Shire Clerk
Council of the Shire of Maroochy

Building Units and Group Titles Act 1980

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 9)

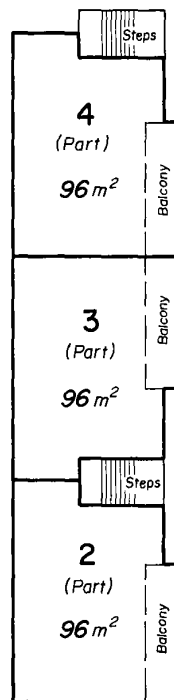
Regulation 8(1)

Sheet No. 8 of 9 Sheets

BUILDING UNITS PLAN NO.

4543

LEVEL **B**



Scale 1:250

Floor areas are approximate only.

Signature of Registered Proprietor



[Signature] Director.
[Signature] Director-Secretary

[Signature]
Shire Clerk

Council of the Shire of Maroochy

Building Units and Group Titles Act 1980

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 9)

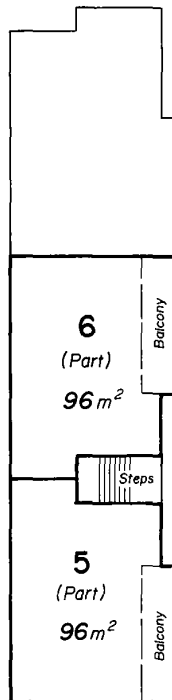
Regulation 8(1)

Sheet No. 9 of 9 Sheets

BUILDING UNITS PLAN NO.

4543

LEVEL C



Scale 1:250

Floor areas are approximate only.

Signature of Registered Proprietor:



[Signature] DIRECTOR
[Signature] DIRECTOR-SECRETARY

[Signature]
Shire Clerk
Council of the Shire of Maroochy

TELEGRAMS:
TRACREDITS SYDNEY

POSTAL ADDRESS:
BOX 4037 G.P.O., SYDNEY, N.S.W. 2001

TELEPHONE 29-6831
DX 1047 SYDNEY



TRADE CREDITS LIMITED

TRADE CREDITS HOUSE, 160 CLARENCE STREET, SYDNEY, N.S.W.

The Registrar of Titles,
BRISBANE. Q. 4000

Dear Sir,

Re: Registration of Building Units Plan - Property
known as "Grevillea Terrace", 9 Reilly Road, Nambour

As registered mortgagee under Bill of Mortgage No. G302863 ✓

Trade Credits Limited hereby consents to Registration of
Building Units Plan Number 4543.

Yours faithfully,

TRADE CREDITS LIMITED by its)
duly constituted Attorney,)
)
HAROLD WARNER SHAND in the)
presence of:)

TRADE CREDITS LIMITED
by its duly constituted
Attorney

A handwritten signature in dark ink, appearing to read 'H. Warner Shand'.

A Justice of the Peace.

A handwritten signature in dark ink, appearing to be a stylized 'A' or 'M' followed by a horizontal line.

ALSO AT 80 QUEEN STREET, MELBOURNE, VIC.
TELEPHONE: 62-6051



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51213252 EMR Site Id: 09 September 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 5 Plan: BUP4543
5/9 REILLY RD
NAMBOUR

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

11 September 2026

GREVILLEA TERRACE CTS 10645
Not registered for GST

Surch IT Pty Ltd
1/145 Eagle Street
BRISBANE CITY QLD 4000

Ref

Re	Lot	5	GREVILLEA TERRACE CTS 10645
Fee	86.95		Paid

Please find following your body corporate certificate to assist you meet your seller disclosure requirements. Under the Property Law Regulation 2024 the seller is obligated to provide this 'prescribed certificate' to a buyer before the buyer signs the sales contract.

A purchaser is entitled to make a request to inspect the Body Corporate Records after entering the contract as noted in the body corporate certificate.

Note: If this body corporate certificate is being used to assist with settlement purposes, please note the below payment method for settlement payments only. Do not use this to make payment if at any time an updated certificate is requested.

BSB 067-970
StrataPay Ref 123986509

Biller Code 74625
StrataPay Ref 123986509

Any questions regarding this Certificate should be directed to the Body Corporate Manager.

North Shore Strata Management is proudly part of the Bright & Duggan Property Group.

BCCM**Form 33**

Department of Justice

Body corporate certificate*Body Corporate and Community Management Act 1997, section 205(4)**This form is effective from 1 August 2025*

For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).

WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

The community management statement

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit www.qld.gov.au/bodycorporate.

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying www.qld.gov.au/searchofadjudicatorsorders.

The information in this certificate is issued on 11/09/2026

Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 – Information for body corporate roll. Fines may apply if you do not comply.

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

Name and number of the community titles scheme

GREVILLEA TERRACE CTS 10645

CTS No. 10645

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Lauren Marais**

Phone: **07 5448 8725**

Company: **NORTH SHORE STRATA MANAGEMENT**

Email: **reception@nssm.com.au**

Accessing records

Who is currently responsible for keeping the body corporate's records?

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **5**

Plan type and number: **4543**

Plan of subdivision: **BUILDING FORMAT PLAN**

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

Standard

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate

Is the scheme part of a layered arrangement of community titles schemes?

No

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

Does a building management statement apply to the community titles scheme?

No

If yes, you can obtain a copy of the statement from Titles Queensland: www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract – for example, this can include costs the body corporate must pay in relation to shared areas and services.

By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for the scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller.

The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the Body Corporate and Community Management Act 1997 will apply to the scheme.

In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

General by-laws

The community management statement includes the complete set of by-laws that apply to the scheme.

Exclusive use areas

Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise.

Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?

Yes

If yes, the exclusive use by-laws or other allocations of common property for the schemes are:

listed in the community management statement

Lot entitlements and financial information

Lot entitlements

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlements for the lot compared to the lot entitlements for other lots in the scheme before you sign a contract of sale.

Contribution schedule

Contribution schedule lot entitlement for the lot: **1**

Total contribution schedule lot entitlements for all lots: **6**

Interest schedule

Interest schedule lot entitlement for the lot: **1**

Total interest schedule lot entitlements for all lots: **6**

Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

Body corporate debts

If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE. Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **5** for the current financial year: \$ **800.00**

Number of instalments: **6** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/07/25 to 30/09/25	01/07/25	666.66	666.66	01/07/25
01/10/25 to 31/12/25	01/10/25	666.66	666.66	08/09/25
01/01/26 to 31/03/26	01/01/26	133.34	133.34	05/01/26
01/04/26 to 30/06/26	01/04/26	133.34	133.34	18/03/26
01/07/26 to 30/09/26	01/07/26	400.00	400.00	03/07/26
01/10/26 to 31/12/26	01/10/26	400.00	400.00	

Amount overdue **Nil**
 Amount Unpaid including amounts billed not yet due **\$400.00**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **5** for the current financial year: \$ **625.00**

Number of instalments: **6** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/07/25 to 30/09/25	01/07/25	57.29	57.29	01/07/25
01/10/25 to 31/12/25	01/10/25	57.29	57.29	08/09/25
01/01/26 to 31/03/26	01/01/26	567.71	567.71	05/01/26
01/04/26 to 30/06/26	01/04/26	567.21	567.21	18/03/26
01/07/26 to 30/09/26	01/07/26	312.50	312.50	03/07/26
01/10/26 to 31/12/26	01/10/26	312.50	312.50	

Amount overdue **Nil**
 Amount Unpaid including amounts billed not yet due **\$312.50**

Special contributions - Administrative Fund (IF ANY)

Date determined: **26/08/25** (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Period	Due date	Amount due	Amount due if discount applied	Paid
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Amount overdue **Nil**
 Amount Unpaid including amounts billed not yet due **Nil**

Special contributions - Sinking Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Due date	Amount due	Amount due if discount applied	Paid
----------	------------	--------------------------------	------

	Amount overdue	Nil
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	Amount Unpaid including amounts billed not yet due	Nil
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Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
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No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$712.50)	Nil

(An amount in brackets indicates a credit or a payment made before the due date)

Common property and assets

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit www.qld.gov.au/buyingbodycorporate.

Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 26/08/22

Current sinking fund balance (as at date of certificate): \$ 15,976.25

Improvements to common property the lot owner is responsible for

A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.

Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate below

Date	Description	Conditions
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Body corporate assets

The body corporate must keep a register of all body corporate assets worth more than \$1,000.

The body corporate does not have any assets that it is required to record in its register

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk. The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU Underwriting Agencies	HU0006129001	2,996,000.00	6,051.88	01/07/27	\$2,000 as per policy \$5,000 Water Damage/burst pipes/Storm
PUBLIC LIABILITY CHU Underwriting Agencies	HU0006129001	20,000,000.00	Included	01/07/27	
COMMON CONTENTS CHU Underwriting Agencies	HU0006129001	29,960.00	Included	01/07/27	

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
LOSS OF RENT CHU Underwriting Agencies	HU0006129001	449,400.00	Included	01/07/27	
FIDELITY GUARANTEE CHU Underwriting Agencies	HU0006129001	250,000.00	Included	01/07/27	
VOLUNTARY WORKERS CHU Underwriting Agencies	HU0006129001	300,000/3,000	Included	01/07/27	
OFFICE BEARERS CHU Underwriting Agencies	HU0006129001	5,000,000.00	Included	01/07/27	
CATASTROPHE CHU Underwriting Agencies	HU0006129001	449,400.00	Included	01/07/27	
EXT COVER - RENT/TEM CHU Underwriting Agencies	HU0006129001	67,410.00	Included	01/07/27	
ESC IN COST OF TEMP CHU Underwriting Agencies	HU0006129001	22,470.00	Included	01/07/27	
STORAGE/EVACUATION CHU Underwriting Agencies	HU0006129001	22,470.00	Included	01/07/27	
GOVERNMENT AUDIT COST CHU Underwriting Agencies	HU0006129001	25,000.00	Included	01/07/27	
WH&S APPEAL EXPENSES CHU Underwriting Agencies	HU0006129001	100,000.00	Included	01/07/27	
LEGAL EXPENSES CHU Underwriting Agencies	HU0006129001	50,000.00	Included	01/07/27	\$1,000 all claims
LOT OWNERS IMPROVEMT CHU Underwriting Agencies	HU0006129001	250,000.00	Included	01/07/27	
FLOOD CHU Underwriting Agencies	HU0006129001	Insured	Included	01/07/27	

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate

Contracts and authorisations

Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

No

Has the body corporate authorised a letting agent for the scheme?

No

Embedded network electricity supply

Is there an arrangement to supply electricity to occupiers in the community titles scheme through an embedded network?

No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

Body corporate authority

This certificate is signed and given under the authority of the body corporate.

Name/s NORTH SHORE STRATA MANAGEMENT

Positions/s held Body Corporate Manager

Date 11/09/2026

Signature/s _____



Copies of documents given with this certificate:

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance policy details

GREVILLEA TERRACE CTS 10645 CTS 10645

9 Reilly Road Nambour 4560

BALANCE SHEET

AS AT 11 SEPTEMBER 2026

	ACTUAL 11/09/2026	ACTUAL 30/06/2026
<u>OWNERS FUNDS</u>		
Administrative Fund	(6,699.14)	(2,332.15)
Sinking Fund	15,976.25	14,101.25
<u>TOTAL</u>	<u>\$ 9,277.11</u>	<u>\$ 11,769.10</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	11,164.06	15,198.71
<u>TOTAL ASSETS</u>	<u>11,164.06</u>	<u>15,198.71</u>
<u>LIABILITIES</u>		
Creditors	0.00	(56.06)
Accruals	0.00	623.72
Levies In Advance	1,886.95	2,861.95
<u>TOTAL LIABILITIES</u>	<u>1,886.95</u>	<u>3,429.61</u>
<u>NET ASSETS</u>	<u>\$ 9,277.11</u>	<u>\$ 11,769.10</u>

GREVILLEA TERRACE CTS 10645 CTS 10645

9 Reilly Road Nambour 4560

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2026 TO 11 SEPTEMBER 2026

	ACTUAL 01/07/26-11/09/26	BUDGET 01/07/26-30/06/27	%	ACTUAL 01/07/25-30/06/26
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Administrative Fund Levies	2,400.00	9,600.00	25.00	9,600.00
<u>TOTAL ADMIN. FUND INCOME</u>	2,400.00	9,600.00		9,600.00
<u>EXPENDITURE - ADMIN. FUND</u>				
Bank Charges	9.71	10.00	97.10	112.77
Body Corporate Administration	376.80	1,963.18	19.19	2,251.89
Body Corp Admin - Addit Servic	107.75	0.00		354.46
Body Corp Admin - Addit Meets	353.50	0.00		368.50
Body Corp Disbursements	(74.64)	127.31	(58.63)	333.93
Body Corp Disbursements Extra	12.10	0.00		175.67
Common Power	19.57	800.00	2.45	1,114.43
Govt Rebate Electricity	0.00	0.00	0.00	(794.60)
Fees & Permits	105.82	160.00	66.14	121.00
Grounds Contract	(300.00)	2,000.00	(15.00)	4,600.00
Grounds Maintenance	0.00	500.00	0.00	0.00
Insurance	5,621.41	4,969.00	113.13	4,968.91
Insurance S/D	430.47	0.00		0.00
Maintenance	66.00	500.00	13.20	198.00
Maintenance Electrical	0.00	0.00	0.00	286.00
Software Licence Fee	0.00	165.00	0.00	210.00
Tax Preparation - Income Tax	0.00	0.00	0.00	341.00
Workplace H&S Compliance	38.50	104.00	37.02	217.25
<u>TOTAL ADMIN. EXPENDITURE</u>	6,766.99	11,298.49		14,859.21
<u>SURPLUS / DEFICIT</u>	\$ (4,366.99)	\$ (1,698.49)		\$ (5,259.21)
Opening Admin. Balance	(2,332.15)	(2,332.15)	100.00	2,927.06
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ (6,699.14)	\$ (4,030.64)		\$ (2,332.15)

GREVILLEA TERRACE CTS 10645 CTS 10645

9 Reilly Road Nambour 4560

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2026 TO 11 SEPTEMBER 2026

	ACTUAL 01/07/26-11/09/26	BUDGET 01/07/26-30/06/27	%	ACTUAL 01/07/25-30/06/26
<u>SINKING FUND</u>				
<u>INCOME</u>				
Sinking Fund Levies	1,875.00	7,500.00	25.00	7,497.00
Sinking Fund Levies Discount	0.00	0.00	0.00	0.05
<u>TOTAL SINKING FUND INCOME</u>	1,875.00	7,500.00		7,497.05
<u>EXPENDITURE - SINKING FUND</u>				
Building Repairs	0.00	0.00	0.00	9,261.37
Grounds & Gardens	0.00	619.00	0.00	1,375.00
Income Tax Preparation	0.00	275.00	0.00	0.00
Reports	0.00	0.00	0.00	664.70
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	894.00		11,301.07
<u>SURPLUS / DEFICIT</u>	\$ 1,875.00	\$ 6,606.00		\$ (3,804.02)
Opening Sinking Fund Balance	14,101.25	14,101.25	100.00	17,905.27
<u>SINKING FUND BALANCE</u>	\$ 15,976.25	\$ 20,707.25		\$ 14,101.25

GREVILLEA TERRACE CTS 10645

ABN 22 137 155 960

STATEMENT

Transfer Date: 03/05/88

Statement Period			
01 Jul 26 to 11 Sep 26			
A/c Number	5		
Lot Number	5	Unit Number	5

Page Number

Date	Type	Details	Reference	Debit	Credit	Balance
01/07/26	Administrative Fund	Brought forward				0.00
01/07/26	Sinking Fund	01/07/26 to 30/09/26	I0000479	400.00		400.00
03/07/26	Receipt	01/07/26 to 30/09/26	I0000485	312.50		712.50
03/07/26	Receipt	Administrative Fund	R0000377		400.00	312.50
24/08/26	Administrative Fund	Sinking Fund	RA000377		312.50	0.00
24/08/26	Sinking Fund	01/10/26 to 31/12/26	I0000491	400.00		400.00
		01/10/26 to 31/12/26	I0000497	312.50		712.50
				\$1,425.00	\$712.50	\$712.50
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$712.50	
0.00	0.00	0.00	0.00	712.50	Date Paid	Amount Paid

Payment Options



www.stratapay.com/ddr
Ref: 1239 8650 9

Direct Debit: Make auto payments from your bank account
Visit stratapay.com/ddr to register



Bill Code: 74625
Ref: 1239 8650 9

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518



Billpay Code: 3599
Ref: 1239 8650 9

In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.



Make cheque payable to:
StrataPay 1239 8650 9

Mail: Send cheque with this slip by mail to:
StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia



BSB: 067-970
Acct No: 1239 8650 9
(Applies to this bill only)

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference

1239 8650 9

Amount

\$712.50

Due Date

11 Sep 26

NORTH SHORE STRATA MANAGEMENT
10645/02100005 Lot 5/5

Surch IT Pty Ltd
1/145 Eagle Street
BRISBANE CITY QLD 4000



*3599 123986509

STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704185108
Title Reference: 19204543
Lodgment: 1069259
Date: 15/07/2000 12:00:21

1. Name of Community Title Scheme

GREVILLEA TERRACE

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR GREVILLEA TERRACE COMMUNITY TITLES SCHEME 10645

4. Address for service of documents on the body corporate

41 OXLEIGH CRESCENT
NAMBOUR QLD 4560

5. By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule

7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP4543	1	1 in BUP4543	1
2 in BUP4543	1	2 in BUP4543	1
3 in BUP4543	1	3 in BUP4543	1
4 in BUP4543	1	4 in BUP4543	1
5 in BUP4543	1	5 in BUP4543	1
6 in BUP4543	1	6 in BUP4543	1

Total Lots: 6 Aggregate 6 Total Lots: 6 Aggregate 6

***** End *****



BYDA

Sequence: 279095297
Date: 09/09/2026

Scale: 1:807
Tile No: **OVERVIEW**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 279095297
Date: 09/09/2026
Scale: 1:500
Tile No: 1

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



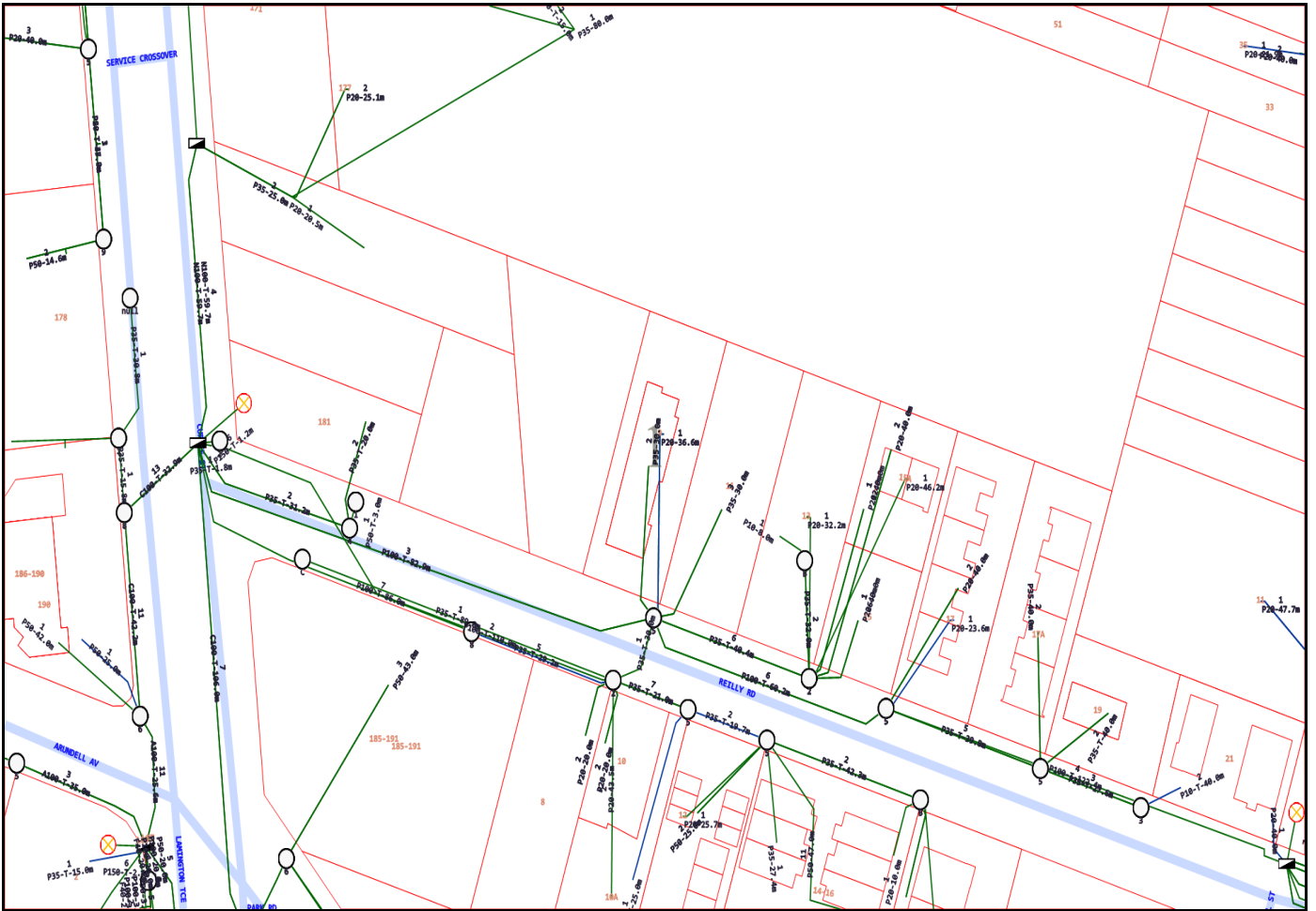
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LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

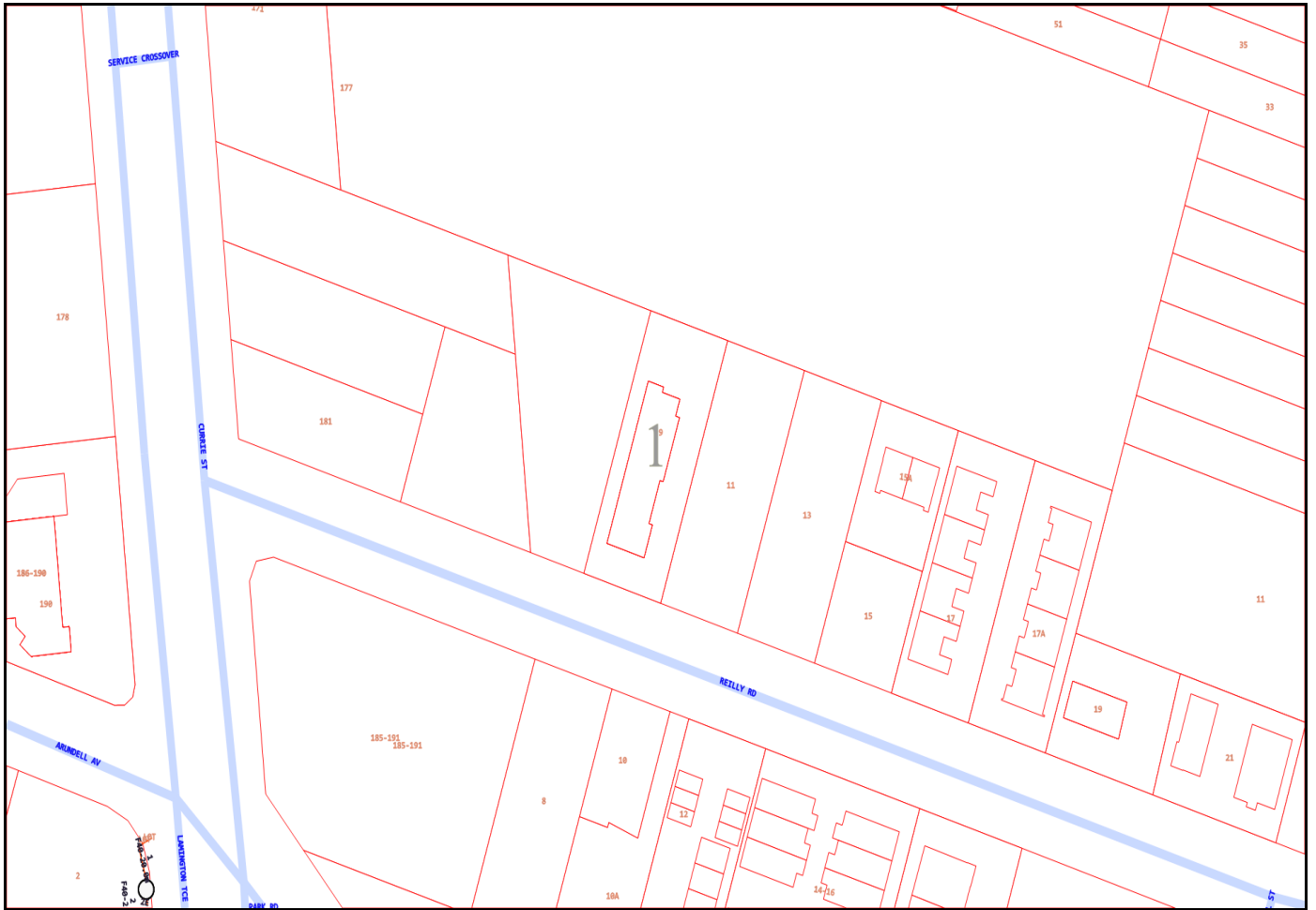
You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



LEGEND



	Parcel and the location
	Pit with size "5"
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Emergency Contacts

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Plans generated by SmarterWX™
Automate

09/09/26 (valid for 30 days)

**In an emergency contact Sunshine
Coast Council on (07) 5475 7272**

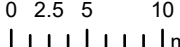


Job # 54185771

Seq # 279095295

Legend

 BYDA Enquiry

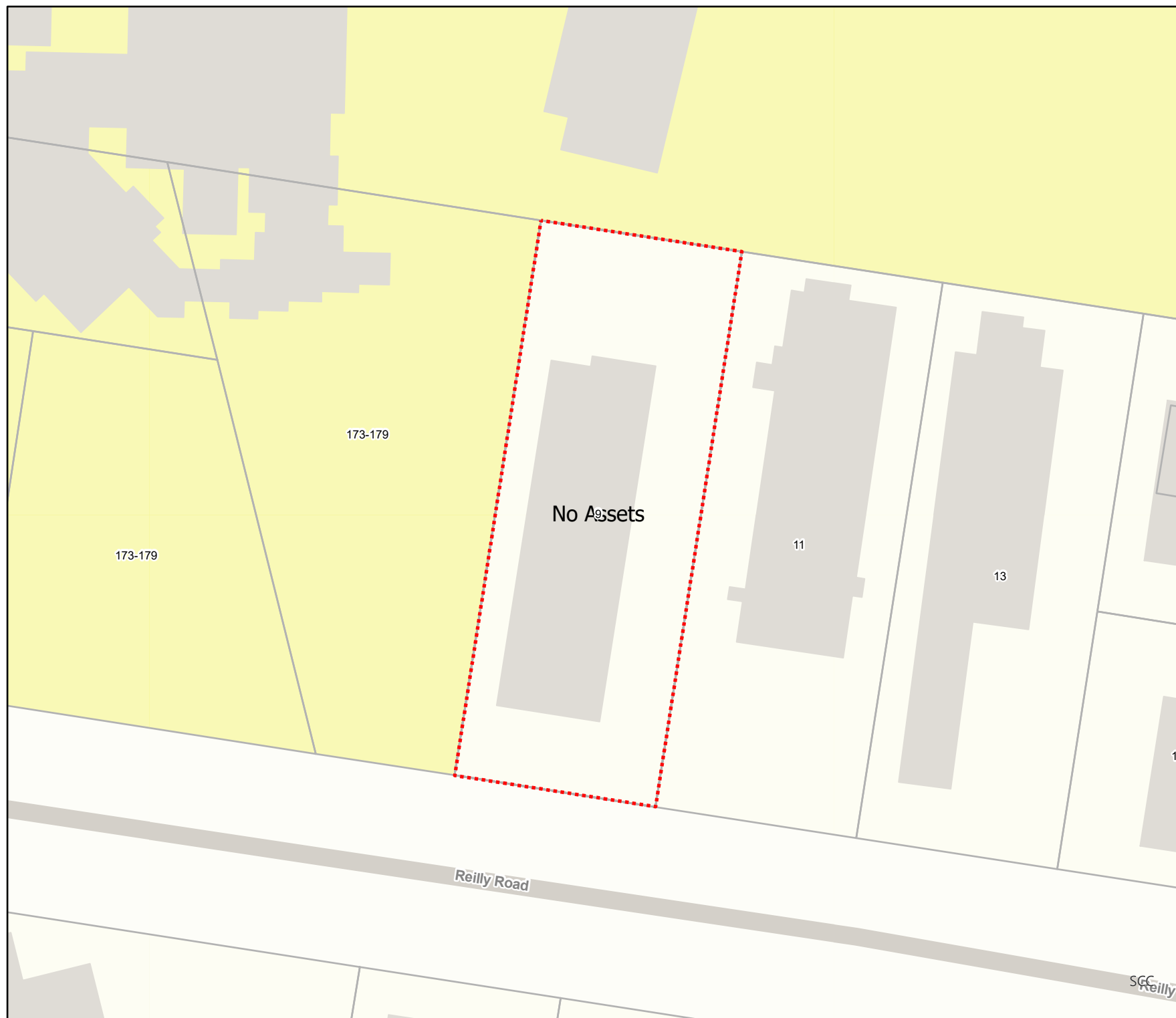
Scale 1:500 

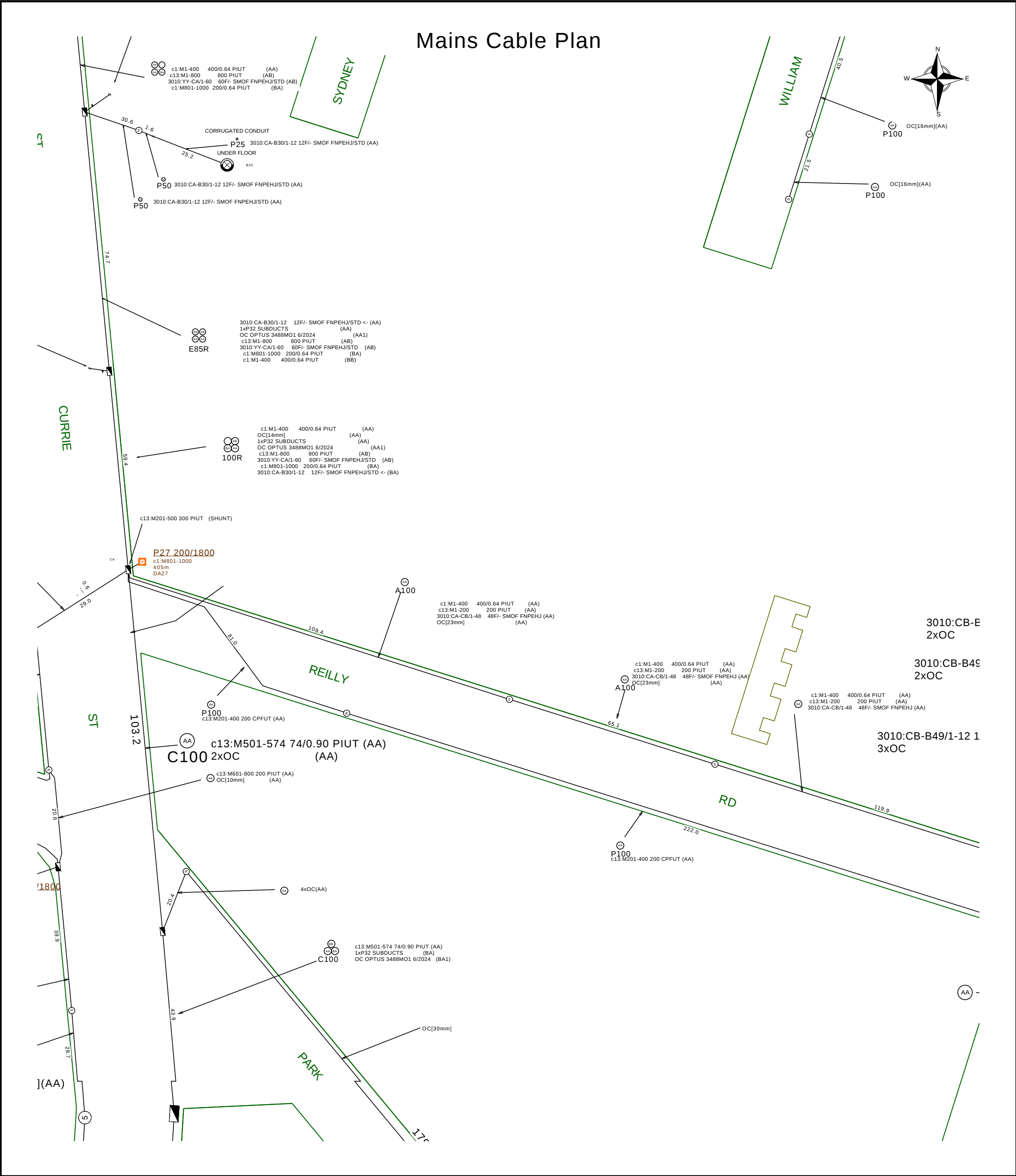
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Provided by Sunshine Coast Council





	Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 279095299 CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 09/09/2026 09:07:48		

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

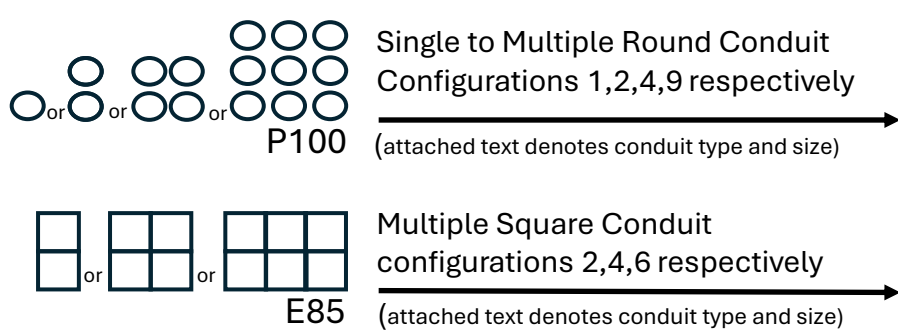
WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

LEGEND



	Leadin terminates at a Customer Address		Cable Joining Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

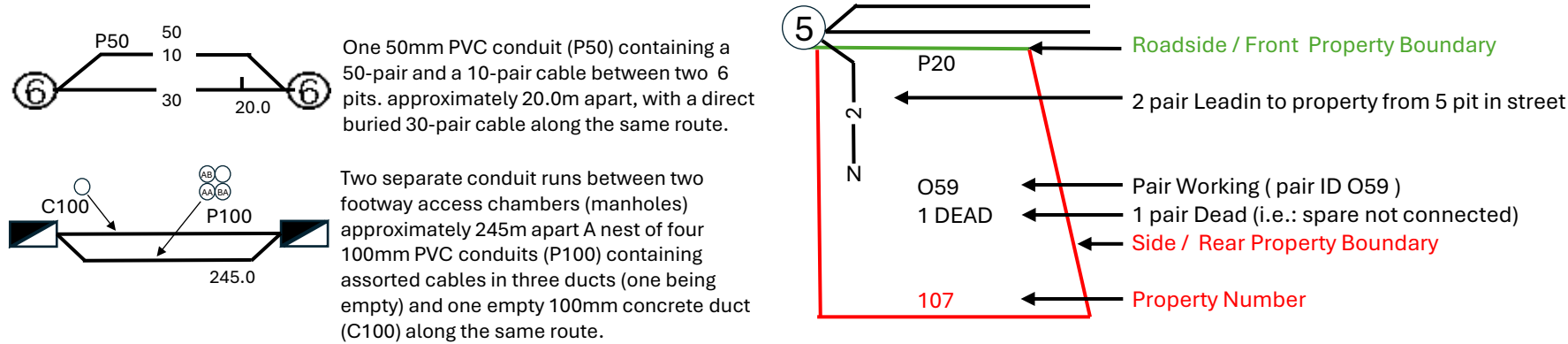
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Plan	Prepare	Pothole	Protect	Proceed
Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

UNITYWATER BYDA MAP

Sequence Number: 279095298

Job Number: 54185771

Printed On: 09 Sep 2026

Emergency Situations

Call Unitywater:

1300 086 489

This information on this plan is valid
for 30 days from "Printed On" date.

Legend

Extent of Unitywater Area

Water

Water Pump Station

Water Service

Water Valve

Water Pipe (Abandoned)

Water Hydrant

Water Fitting

Water Main

Trunk Main

Reticulation Main

Sewer

Sewer Pump Station

Sewer Maintenance Hole

Sewer Valve

Sewer Fitting

Sewer Gravity Main

Trunk Main

Reticulation Main

Overflow Main

Sewer Pipe (Abandoned)

Sewer Pressure Main

Pressure Sewer

Rising Main

Vacuum Main

Pressure Sewer Service

Sewer Service

Recycled Water

Recycled Water Pump Station

Recycled Water Valve

Recycled Water Hydrant

Recycled Water Fitting

Recycled Water Pipe (Abandoned)

Recycled Water Main

Scale: 1:1000
(If printed at 100%
on A3 size paper)



Before You Dig Australia
PO Box 953
Caboolture QLD 4510

Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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